

PROMINENT LOCATION • DIRECT ACCESS TO I-210 & I-605

Retail Space for Sublease



2709 Huntington Drive | Duarte, CA 91010



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AVAILABLE

2709: ±800 SF

Rent: \$2.00 PSF/Mo., NNN

Initial Lease

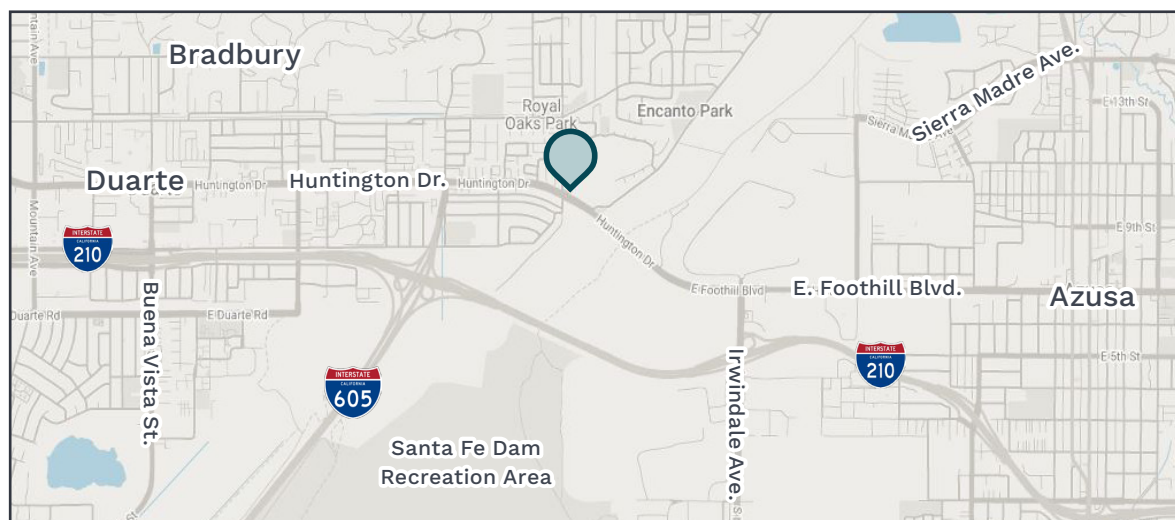
Term Thru: January 31, 2042

Parking: ±16 parking spaces

PROPERTY HIGHLIGHTS

- Vacant retail within a 7-Eleven anchored center
- Highly trafficked location at the corner of Las Lomas Blvd. and Huntington Drive (over 32,078 CPD)
- Less than 1 mile to I-210 and I-605
- Average HHI is \$111,191 within a 1 mile radius
- Immediate trade area tenants are Costco, Target, USPS, CVS, Days Inn Motel, Grocery Outlet and Walmart

Prospective tenants are hereby advised that all uses are subject to City approval

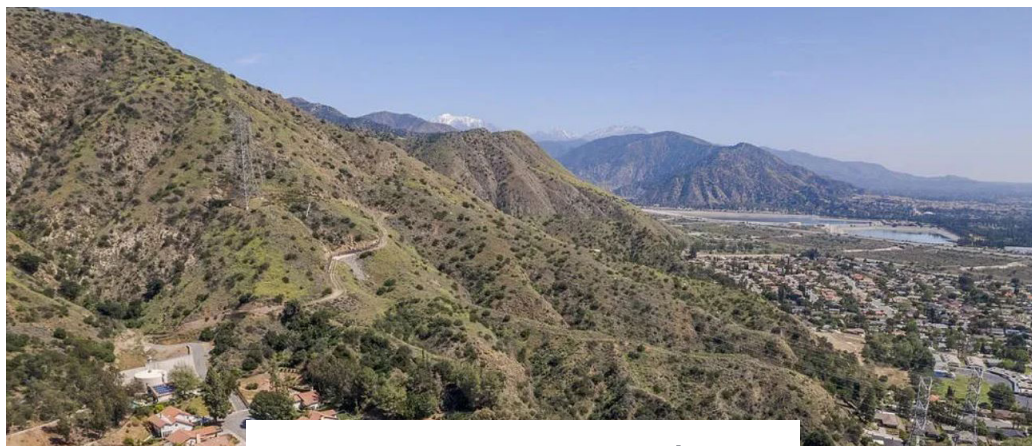


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Area Demographics



| | 1 Mile | 5 Mile | 10 Miles |
|--|------------------|------------------|------------------|
| POPULATION | | | |
| 2023 Estimated Population | 10,429 | 303,182 | 1,033,339 |
| 2028 Projected Population | 10,254 | 296,149 | 1,005,373 |
| 2010 Census Population | 10,247 | 308,056 | 1,070,852 |
| Projected Annual Growth 2023 to 2028 | -1.68% | -2.32% | -2.71% |
| Historical Annual Growth 2010 to 2023 | 1.78% | -1.58% | -3.50% |
| 2023 Median Age | 43.1 | 37.8 | 39.0 |
| HOUSEHOLDS | | | |
| 2023 Estimated Households | 3,546 | 89,159 | 301,039 |
| 2028 Projected Households | 3,474 | 86,967 | 292,251 |
| 2010 Census Households | 3,527 | 90,789 | 313,717 |
| Projected Annual Growth 2023 to 2028 | -2.03% | -2.46% | -2.92% |
| Historical Annual Growth 2010 to 2023 | 0.54% | -1.80% | -4.04% |
| RACE & ETHNICITY | | | |
| 2023 Estimated White | 64.9% | 74.3% | 66.8% |
| 2023 Estimated Black or African American | 7.61% | 3.68% | 2.79% |
| 2023 Estimated Asian or Pacific Islander | 22.0% | 17.0% | 25.9% |
| 2023 Estimated American Indian or Native Alaskan | 1.11% | 1.76% | 1.51% |
| 2023 Estimated Other Races | 4.01% | 2.89% | 2.63% |
| 2023 Estimated Hispanic | 40.6% | 59.0% | 52.7% |
| INCOME | | | |
| 2023 Estimated Average Household Income | \$111,191 | \$101,435 | \$106,923 |
| 2023 Estimated Median Household Income | \$91,229 | \$81,623 | \$84,439 |
| EDUCATION | | | |
| 2023 Estimated High School Graduate | 16.6% | 23.4% | 22.1% |
| 2023 Estimated Some College | 33.9% | 27.4% | 24.9% |
| 2023 Estimated Associates Degree Only | 3.10% | 6.84% | 6.45% |
| 2023 Estimated Bachelors Degree Only | 20.7% | 16.3% | 18.4% |
| 2023 Estimated Graduate Degree | 15.2% | 8.26% | 9.04% |
| BUSINESS | | | |
| 2019 Estimated Total Businesses | 4,642 | 11,387 | 26,895 |
| 2023 Estimated Total Employees | 46,649 | 93,624 | 192,347 |
| 2019 Estimated Employee Population per Business | 10.0 | 8.2 | 7.2 |
| 2019 Estimated Residential Population per Business | 14.3 | 17.4 | 15.1 |



R E A L E S T A T E

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